

**DEPARTMENT OF GROWTH MANAGEMENT
ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
BOARD OF COUNTY COMMISSIONERS**

APPLICATION NUMBER: AA-22-07 Dr. Michael Wilburn for Sweetwater Homes of Citrus, Inc.

DATE: April 4, 2023

PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division *JL*

Request to amend the Land Development Code (LDC) Atlas Map and the Sugarmill Woods Oak Village Master Plan.

LAND USE ATLAS MAP REQUEST:	From: PDR, Planned Development Residential (single-family designation for up to 95 single-family units) To: PDR, Planned Development Residential (multi-family designation for up to 250 residential units)
LOCATION:	<u>Section 29, Township 20 South, Range 18 East</u> ; more specifically, a portion of Tract X-B, Sugarmill Woods Oak Village, lying on Village Center Circle in Homosassa (Alternate Key Number 2222271). A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 49.2 acres
SURROUNDING FUTURE LAND DESIGNATION:	North – RMU, Residential Mixed Use South – RMU, Residential Mixed Use East – RMU, Residential Mixed Use West – RMU, Residential Mixed Use
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATION:	North – PDR, Planned Development Residential (single-family use) South – PDR, Planned Development Residential (single-family use) East – PDR, Planned Development Residential (single-family use and open space/recreation use) West – PDR, Planned Development Residential (single-family use)
SURROUNDING EXISTING LAND USES:	North – Village Center Circle; vacant and improved single-family residences South – Village Center Drive; vacant and improved single-family residences East – Oak Village Bath and Tennis Club; Village Center Circle; vacant and improved single-family residences West – Village Center Circle; vacant and improved single-family residences

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Candler fine sand, 0 to 5 percent slopes. The soil is described as having only slight limitations to development. The subject property is located in Flood Zone X, as found on the Flood Insurance Rate Map 12017C0431E.

BACKGROUND AND ANALYSIS

The request is to change the Master Plan designation from single-family residential (35 estate lots and 60 villa lots) to multi-family residential with 250 dwelling units.

The Oak Village Master Plan originally designated this site for commercial use, which was amended in 1989 (application Z-89-04) to 180 dwelling units with a mix of single-family attached, triplexes and quadplexes.

In 2005, a portion of the site was amended to single-family residential via application AA-05-10 for up to 95 dwelling units. At that time, the Oak Village Bath and Tennis Club had already been developed and was a less-out from the original tract. Neither the 1989 or 2005 projects were ever completed, and the club site (removed in the 2005 application) was also not included with this application.

During the PDC hearing, the applicant noted that the site was being proposed as an upscale rental community that was not age-restricted.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The following policies of the Comprehensive Plan are applicable:

Policy 17.3.4 Residential density allowances will be based on community design criteria and urban service availability. Medium and high density residential developments shall meet County established standards for public facilities, access, and suitability/capability. Central water and sewer facilities will be required for all development of four units per acre or greater. Residential land use densities of more than two units per acre shall have a central water system if septic tanks are used.

Staff comment – The application proposes a density of approximately 5.1 acres which may be allowed with central water/sewer as outlined. The site appears to have minimum environmental limitations for development. The density of 5.1 acres is much higher than the surrounding lands (see PUD discussion below).

Policy 17.5.5 All major modifications to existing Planned Developments shall be approved by the BCC through the Atlas Amendment process. This requirement shall also apply to Planned Developments approved by the Planning and Development Review Board (PDRB) or its predecessor in function.

Staff comment – This is being met by the application received.

Concurrency –

- a) Sanitary Sewer – Central sewer is proposed with Citrus County Utilities.
- b) Potable Water – Central water is proposed with Citrus County Utilities.
- c) Solid Waste – The property will utilize solid waste collection with disposal in the Citrus County landfill.
- d) Drainage – Multiple stormwater areas are proposed, which will need to demonstrate compliance with SWFWMD and/or County stormwater standards.

Summary of Agency Comments: At this time, no agency input has been received.

Summary of Public Comments: Public input has been received and is included in the packet of information for this application.

Consistency with the Land Development Code (LDC): The applicant has provided a Conceptual Plan, date-stamped received January 19, 2023, with this application. The original submitted site plan proposed up to 290 dwelling units, while the January 19, 2023, plan proposes up to 250 dwelling units.

Access Management/Transportation: The subject site would access Village Center Drive and Village Center Circle, two County-maintained roadways that encircle the site. Three access points are proposed. None of the sites would directly access Village Center Circle or Village Center Drive as proposed, but instead would utilize interior drives to these roadways.

The Engineering Division has noted the following:

- The development gains direct access from Village Center Circle and Village Center Drive, which are both County-maintained local roadways with road ratings of 7 and 8, respectively. In addition, residents of the development would need to travel along Tea Rose Street and Village Center Drive which are County-maintained roads that are rated 7 and 8 on the road rating map of the County.
- Section 7110.I of the LDC requires improvements for commercial developments as follows:

Commercial development that accesses an unclassified county road shall either upgrade the portion of the roadway to County Roadway standards for the amount of traffic on the roadway or provide testing and survey indicating the roadway meets these requirements.

- At the time of permitting, the applicant would submit a geotechnical report evaluating the condition of the roads. The report would make recommendations regarding needed improvements such as milling and resurfacing.

Impervious Surface/Stormwater: The previously approved Master Plan for this site included a maximum impervious surface of 50% and 65% for the two single-family residential use types, while there is not an impervious surface limitation for multi-family uses in Oak Village. This application proposes a calculated impervious surface of 28%. There are multiple stormwater ponds provided

throughout the site, which would be required to demonstrate compliance with County/SWFWMD stormwater standards at the time of permitting.

Floor Area Ratio: Floor Area Ratio (FAR) is a measure of non-residential intensity on a site and is determined by dividing the gross floor area of a building by the area of the parcel. Floor Area Ratio was not defined in the Oak Village Master Plan. Utilizing the proposed building area on the Master Plan, the FAR would appear to be approximately 0.14 (the maximum allowable FAR in the GNC district is 1.0, and in the MDR District is 0.40). (The MDR District would appear to be the most similar land use to this application site, allowing up to 6 du/acre of multifamily via the PUD process).

Residential Density/Setbacks: Residential density may be allowed up to 6 du/acre in the Oak Village Master Plan. A history of density on this site is shown in the table below:

Application	Units	Type	Density	Comments
Z-89-04	180 units	SF attached, triplexes, quadplexes	4.6 du/acre (3.7 du/acre)	Utilized entire tract – density 3.7 du/acre when tennis area removed
AA-05-02	95 units	35 SF estate, 60 SF village	1.9 du/ac	Larger estate lots abutting exterior areas
Proposed	250 units	Multifamily mixed types	5.1 du/ac	
Surrounding area		Single-family detached	Approximately 1.4 du/ac	

The application notes the following mix of building types:

- 7 four-unit buildings
- 9 six-unit buildings
- 10 eight-unit buildings
- 40 single-family unit buildings
- 24 two-unit buildings

As none of the lots are proposed (or meet criteria) for individually platted lots, the single-family unit buildings are reviewed as part of the larger multi-family complex on the one parcel. The single-family and duplex buildings are clustered on the southern part of the site, while the more dense units are placed on the northern part of the site.

The application does not propose individual setback standards, as the units are not proposed for placement on individual lots. Interior circulation is proposed as drives instead of roadways, so setbacks would be met to the surrounding roadways as proposed.

Landscaping/Buffers/Biological Survey: The application site is currently heavily wooded and undeveloped. A 25' natural landscape buffer is proposed around the entire perimeter of the site. The LDC does not require buffers between adjacent residential uses, although the proposed buffer is encouraged due to the more intense density proposed. The LDC notes a buffer requirement where roads or drives are within 125' of existing residences, but also removes that standard if

residential units are placed between the road/drive and the existing residential areas (as is proposed in this application).

A biological survey will be required at the time of permitting to establish if there are any protected species onsite, as outlined in the LDC.

Façades: LDC Section 3740 outlines minimum façade requirements including façade standards for offsets/recesses, and detail features such as windows and materials. Renderings of the proposed units have been provided and would need to meet this criteria.

Pedestrian Circulation/Sidewalks: The interior circulation is proposed as drives rather than platted roadways, so sidewalks are not required. However, interior pedestrian circulation should be provided from the residential units to amenity areas, and the applicant has verbally indicated this will be met. Pedestrian circulation must be demonstrated at the time of permitting for the residential units.

Parking Lot Design: The applicant has not provided specific parking information in the small lot provided for the pool amenity but would be subject to LDC requirements. Off-street parking for the multi-family units would appear to be provided as garages, or possibly on individual driveways for the units. The multi-family sites require 1.4 spaces per dwelling unit, or 350 spaces for the 250 units, which would need to be demonstrated at the time of permitting.

Open Space/Recreation: Open space standards are not delineated within the Oak Village Master Plan. Open space calculations have not been provided for this application but would appear to far exceed the Comprehensive Plan general standard of 20% if drainage retention areas are included. The only active recreation component delineated on the master plan is that of the pool and adjacent clubhouse. The applicant has mentioned pedestrian trails will be provided, and may want to consider, dog park(s), or other amenities for residents of the site.

Signage: The Master Plan has not provided information about signage, so any subdivision ID signs would be subject to LDC requirements.

Lighting, Platting, Phasing: The applicant has not proposed deviation from these standards. The application does not propose individual parcels for the buildings so this would not carry a platting requirement.

Lighting has also not been delineated but would be subject to LDC standards.

Phasing has not been proposed but would be recommended due to the size of the site. At a minimum, the pool amenity or other amenity proposed should be in place with the first phase of residential units, as well as pedestrian circulation to amenity area(s).

PROPOSED FINDINGS OF FACT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD), of the LDC. The PDC may recommend, and the BCC may adopt modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the amendment to the Planned Unit Development. The reviewing

body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

- A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *Multi-family density as proposed is within the allowable limits of the Oak Village Master Plan.*
- B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *Multi-family residential use is already provided within the Oak Village Master Plan.*
- C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *Accessory uses are not proposed with this application.*
- D. **Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners.** *The application does not propose any additional uses beyond those allowed in residential districts per the Master Plan.*
- E. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.** *The land area proposed could accommodate the residential units as proposed, provided compatibility can be maintained.*
- F. **Landscaping and design and maintenance shall follow the principles of Florida Friendly Landscaping™ and the Florida Yards and Neighborhoods (FYN) Homeowner Program to reduce water use and fertilizer runoff.**
 - 1. **Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.**
 - 2. **Turf grasses and landscape vegetation shall be common to the area and drought tolerant.**

This application is an amendment to an existing Master Plan and would be required to meet this requirement.

- G. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *The applicant will be required to meet all lot standards outlined within the Master Plan and the Citrus County Land Development Code.*
- H. **The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County**

Commissioners in its approval action. *The applicant has not requested a deviation of height, setbacks, or density with this application.*

- I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a Conceptual Plan date-stamped received on January 19, 2023.*
- J. **A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame, the PUD shall be null and void.** *The applicant has not requested a deviation from this standard.*

SUMMARY OF FINDINGS/PLANNING AND DEVELOPMENT COMMISSION (PDC)

RECOMMENDATION: The application proposes to redesignate approximately 49.2 acres from single-family residential to multi-family residential for up to 250 dwelling units. The Planning and Development Commission (PDC) discussed this application on March 2, 2023. The PDC recommended approval with conditions of the proposed request by a 5-2 vote. The PDC found that the application is consistent with the requirements of the LDC and consistent with the Comprehensive Plan. Granting this request will not adversely affect the public interest and would be generally compatible with adjacent properties and other properties in the district with the following conditions:

(strike-throughs/underlines are reflecting conditions placed on the site via application AA-05-10):

- ~~1. The Master Plan, shown in the attached Exhibit "B", shall be limited to a maximum of 35 single-family estate lots and 60 single-family villa lots. Minor variations, such as a reduction in the number of lots or minor changes in design dimensions and alignments in order to conform to platting criteria, shall be considered a minor modification to the planned development.~~
1. The Oak Village Planned Unit Development (PUD) Master Plan is modified to allow up to 250 multi-family residential units within a portion of Tract X-B, as outlined in this application date-stamped received January 19, 2023, by the Land Development Division, unless otherwise modified by these conditions.
2. There will be ~~two~~ three connection points to the proposed development, at ~~Oak Circle and at Village Center Drive~~, as outlined on the Master Plan date-stamped received January 19, 2023 by the Land Development Division. All villas units shall access the roadway internal to the proposed development. Per Section 7110.I, at the time of permitting, the applicant must submit a geotechnical report evaluating the condition of the roads to the Engineering Division. The report would make recommendations regarding needed improvements such as milling and resurfacing by the applicant, subject to approval by the County Engineer or designee.
3. ~~The residential subdivision shall be subject to subdivision platting as specified in the Citrus County Land Development Code (LDC). Platting shall be accomplished prior to the sale of any lots. Any subdivision construction variance shall be reviewed at the time of platting and forwarded to the Citrus County Board of County Commissioners (BOCC).~~

4. "Single-family estate" residences shall maintain the following development standards:

Minimum lot area: _____ 17,600 sq. ft.
Minimum lot width: _____ 110 ft. (measured along the arc at the setback line)
Maximum lot coverage: _____ 50 percent (ISR)
Minimum yard requirements:
_____ Front _____ 25 feet
_____ Sides _____ 5 feet
_____ Rear _____ 10 feet

5. "Single-family villa" residences shall maintain the following development standards:

Minimum lot area: _____ 6,500 sq. ft.
Minimum lot width: _____ 65 ft. (measured along the arc at the setback line)
Maximum lot coverage: _____ 65 percent (ISR)
Minimum yard requirements:
_____ Front _____ 20 feet
_____ Sides _____ 5 feet
_____ Rear _____ 5 feet

6. 3. Open space and buffering requirements, as shown in Exhibit "B" and evidenced at the time of platting permitting, are as follows:

- a. A total of twenty percent, or 10 acres, of the project area must be retained for residents as common open space and recreation. This common open space requirement shall not include the existing Bath/Tennis or drainage retention areas.
- b. A natural vegetative buffers, as shown in Exhibit "B", must be preserved or planted as follows:

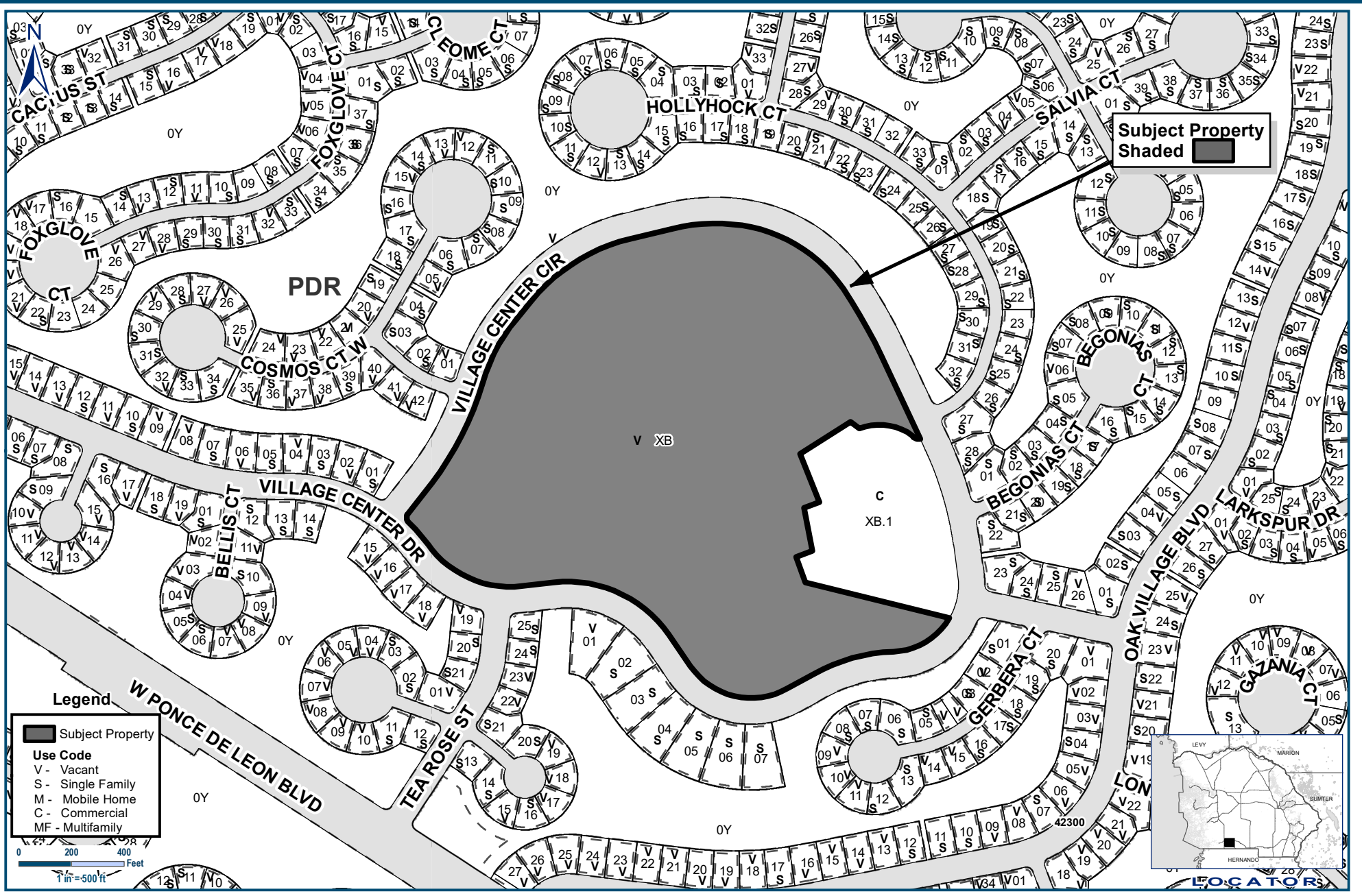
- ~~A minimum seventy five foot wide natural vegetative buffer must be preserved between single-family estate rear lot lines and single-family villa rear lot lines.~~
- ~~A natural vegetative buffer, ranging in width from twenty feet to 100 feet, must be preserved between single-family villa rear lot lines and the drainage retention area.~~
- ~~A minimum twenty foot wide natural vegetative buffer must be preserved between all single-family rear lot lines and the Bath/Tennis Club lot line;~~
- ~~Where required natural vegetative buffers have been previously cleared or are proposed to be cleared, new plantings are required. These plantings must consist of the full complement of plantings, specified by Land Development Code Figure 4-7 for a twenty foot wide type "D" buffer and consist of natural vegetation typical of the area.~~

around the perimeter of the site as outlined on the January 19, 2023 Master Plan.

7. 4. The applicant must provide a Biological Survey, as required outlined in the LDC, at the time of platting permitting. ~~Prior to approval of the Improvement Plans, evidence must be provided of application to the Florida Fish and Wildlife Conservation Commission (FFWCC) for permits for relocating or mitigating onsite gopher tortoises.~~

- ~~8. 5. The project developer shall provide evidence of be served by central water and central sewer provision by submitting to the County a developer's agreement with the utility provider. Provision of these utilities is subject to platting as specified in the Land Development Code.~~
- ~~9. 6. Stormwater management for the project shall be required to comply with all applicable Southwest Florida Water Management District (SWFWMD) and/or Citrus County standards, as well as the design and construction requirements of the LDC.~~
- ~~10. The Planned Development Overlay shall reside with the property in perpetuity. Commencement of the project shall be as required by the Land Development Code (LDC).~~
7. At the time of permitting, the site must demonstrate pedestrian connectivity throughout the site and to the proposed amenity area(s).
8. At the time of permitting, the site must demonstrate compliance with Section 3740, Large Non-Residential Development, of the LDC, including façade standards, and must provide compliance with parking requirements as otherwise outlined in the LDC.
9. All other standards within the Sugarmill Woods Oak Village Master Plan shall be met unless specifically outlined within these conditions.
10. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
11. Minor modifications to this Master Plan of Development may be approved by the Director of the Land Development Division as outlined within Section 4304 of the LDC.

JLC/cb



Application #: AA-22-07

Applicant: Dr. Michael Wilburn for Sweetwater Homes of Citrus, Inc

Proposal: PDR (single-family) to PDR (multi-family)

Location: a portion of Tract X-B, Sugarmill Woods Oak Village, lying on Village Center Circle in Homosassa

Land Use Atlas: PDR

S-T-R - 29-20-18 SW

Planner Initials: _____ Date: _____

Geographic Information Systems

Prepared By : William Braunsch edited by SO
 Date: January 18, 2023
 Source: Enterprise Geodatabase
 Map Number: S0001394

Cynthia P. Skelhorn
 Director
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